



SCALE: 1" = 100'

LEGEND
M = MEASURED
R = RECORDED
○ = #5 REBAR PLACED
● = #5 REBAR FOUND
UNLESS NOTED

LEGAL DESCRIPTION

A tract of land comprising all of AVC Addition and a part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), Section Three (3), Township Ten (10) North, Range Six (6) West of the 6th P.M., Hamilton County, Nebraska.

More particularly described as:

Beginning at the northeast corner of said AVC Addition; thence S 03° 25' 37" E on and upon the east line of said AVC Addition a distance of Six Hundred Eleven and Six Hundredths (611.06) feet to the southeast corner of said Lot One (1); thence N 89° 26' 47" W on and upon the south line of said AVC Addition a distance of Two Hundred Twenty One and Fifty Seven Hundredths (221.57) feet to the southwest corner of said AVC Addition; thence N 00° 56' 42" E on and upon the west line of said AVC Addition a distance of Two Hundred Eleven and Ninety One Hundredths (211.91) feet to the northeast corner of Roszhart Subdivision to the City of Aurora; thence N 89° 57' 42" W on and upon the north line of said Lot One (1), Roszhart Subdivision a distance of Twenty (20.00) feet to a point; thence N 00° 56' 41" E and parallel with the west line of said AVC Addition a distance of Three Hundred Ninety Six and Thirteen Hundredths (396.13) feet to a point on the south right-of-way line of Highway #34; thence S 89° 35' 34" E on and upon the south right-of-way of Highway #34 a distance of Twenty (20.00) feet to the northwest corner of said AVC Addition; thence N 90° 00' 00" E on and upon the north line of said AVC Addition and the south right-of-way line of Highway #34 a distance of One Hundred Seventy Five (175.00) feet to the Point of Beginning. Said tract contains 2.953 acres more or less and shall now be known as "A REPLAT OF AVC ADDITION".

SURVEYORS CERTIFICATION

I hereby certify that on March 6, 2007, I completed an accurate survey of "A REPLAT OF AVC ADDITION" an addition to the City of Aurora, Nebraska, as shown on the accompanying plat; that iron markers were placed at all lot corners; that all dimensions of the lots as shown on the plat and that said survey was made with reference to known and recorded monuments.

Duane A. Katt

R.L.S. #506
LS-506



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that S. L. Alberts, President of Aurora H-W Corporation owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "A REPLAT OF AVC ADDITION" an addition to the City of Aurora, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the easements, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at Aurora, Nebraska, this _____ day of _____, 2007.

S. L. Alberts, President of H-W Corporation

ACKNOWLEDGEMENT

State Of Nebraska ss
County Of Hamilton

On the _____ day of _____, 2007, before me _____, a Notary Public within and for said County, personally appeared S. L. Alberts, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed, and that he is empowered to make the above dedication for and in behalf of said "A REPLAT OF AVC ADDITION" an addition to the City of Aurora, Nebraska.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed by official seal at Aurora, Nebraska, on the date last above written.

My commission expires _____

Notary Public

(Seal)

APPROVAL

The foregoing plat was reviewed at public hearing by the Planning Commission of Aurora on this _____ day of _____, 2007. This plat is void unless recorded before the _____ day of _____, 2007.

Commission Chairman

ACCEPTANCE

The foregoing plat and dedication was approved and accepted by the City Council of the City of Aurora, Nebraska, by Resolution No. _____ and passed this _____ day of _____, 2007.

Mayor

City Clerk

(Seal)

REGISTER OF DEEDS CERTIFICATION

This instrument was filed for record on _____ at _____ O'clock _____ M. and duly recorded and entered for taxation in Vol. _____ of Book _____ Page _____. A recording fee of \$ _____ was paid. Dated this _____ Day of _____, 2007.

Hamilton County, Register of Deeds

SURVEY RECORD REPOSITORY
RECEIVED

JUL 06 2007

\$ 5

County HAMILTON

820-274

A REPLAT OF AVC ADDITION TO THE CITY OF AURORA, HAMILTON COUNTY, NEBRASKA

KATT SURVEYING - 1008 S. F' ROAD, AURORA, NE 68818 - PHONE 402-886-2229 - EMAIL KATTSURVEYING@AOL.COM
PROJECT NUMBER 07-LS-24 - DATE 03/07/2007 - DRAWN BY S.A.P. - CHECKED BY D.A.K.